

ACTIONS OF THE LAND USE AUTHORITY STAFF MEETING

March 2, 2010

The staff meeting convened at 9:30 a.m. Staff Members Present: Deon Goheen, Planning & Zoning Administrator; Kurt Gardner, Building Official; Rachelle Ehlert, Deputy Civil Attorney Todd Edwards, County Engineer; Darwin Hall, Ash Creek Special Service District Director; and Laurence Parker, Southwest Utah Public Health Department.

Excused: Ron Whitehead, Public Works Director; Tina Esplin, Washington County Water Conservancy District; Paul Wright, Department of Environmental Quality; and Robert Beers, Southwest Utah Public Health Department.

CONDITIONAL USE PERMIT EXTENSION:

A. Review extension to build an accessory dwelling (library, reading room) within the RA-1 zone, Adobe Hills Phase 5A, Lot 94. Bill Bryan, applicant and Trey Collyer, agent.

The planner advised that this is would be the 4rd extension, although, this item was inspected for final occupancy on February 15, 2008, it was not reported at the March 2, 2009 meeting. The log sheets were not current at that time, so now, the planner asked for a permanent status review. The applicant previously met the requirements for the accessory dwelling units by submitting a site plan, and a letter from the Health Department stating that the existing system is sufficient for the proposed building. Accessory dwellings are conditionally approved within the RA-1 zone, with this property being a legally platted and recorded lot. The property is accessed from 1600 West. The site plan meets all setback requirements and elevations meets the height requirements. The final inspection was done by Building Inspector Bill Weaver. **Staff felt there should be no problem in granting the Conditional Use Permit on a permanent basis.**

B. Request permission for a single family dwelling to be constructed within the OST -20 , Section 9, T41S, R15W, SLB&M, generally located 4 miles north of the turkey farm on the southwest side of Pine Valley Mountain. Ellis Project w/Rosenberg Associates, agent.

The planner advised that the previous permit was for an Ag building and single family dwelling approved and extended on July 7, 2009, whereas, the applicant exchanged that permit for a cabin, utilizing the only domestic water right from the well. These types of uses are conditionally approved for a single family dwelling. The applicant has met the requirements for the use permit by submitting a site plan, a letter of review from the Washington County Conservancy District (WCWCD), with a septic permit being issued by the Southwest Utah Public Health Department (SWPHD). The applicant is still working with the City of St. George for additional water service to be upgraded to domestic water service for future construction. The plan meets 25' setback requirements on all sides of the property. The property is accessed from a Forest Service Road. The parcel is within the OST zone and contains 50+ acres. There was reference on the winery for personal use and the process they go through for State licensing. **Staff felt there should be no problem in extending this for 6 months, whereas the Building Department code cycle will change in July and permit will be evaluated at that time.**

CONDITIONAL USE PERMIT:

A. Request a 2nd dwelling for a family member within the RA-5 zone in Blackridge Ranches - Phase 3, Lot 204 near New Harmony. Gary Steineckert, applicant

The applicant meets most of the requirements for the 2nd dwelling unit by submitting a site plan, floor plan, and a letter from the Health Department stating that the existing system with expansion is sufficient for the proposed building. The applicant failed to obtain approval on density from Ash Creek Special Sewer District. Mr. Hall explained that the district's board members would need to approve this use and felt that they would look favorable on this request, whereas there was a restroom approved in the existing workshop over 4 years ago. The planner advised that 2nd dwellings are conditionally approved within the RA-5 zone, with this property being a legally platted and recorded lot. The property is accessed from 2300 East in Blackridge. The site plan meets all setback requirements. **The staff decided to grant approval of the Conditional Use Permit, subject to the applicant obtaining approval from the Ash Creek Special Service District.**

Deon Goheen, Planner